174.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,000 / 781,000
					USE VALUE:	781,000 / 781,000
					ASSESSED:	781,000 / 781,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMON BERYL ETAL/ TRUSTEES
Owner 2:	SIMON BURAKOFF FAMILY TRUST
Owner 3:	
Street 1:	41 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURAKOFF ROBERT--ETAL -
Owner 2:	SIMON BERYL -
Street 1:	41 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 2291 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	329,500		451,500	781,000
Total Card	0.172	329,500		451,500	781,000
Total Parcel	0.172	329,500		451,500	781,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.84 /Parcel: 340.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116582

GIS Ref

GIS Ref

Insp Date 08/08/18

!13580!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,500	0	7,500.	451,500	781,000		Year end	12/23/2021
2021	101	FV	319,800	0	7,500.	451,500	771,300		Year End Roll	12/10/2020
2020	101	FV	319,700	0	7,500.	451,500	771,200	771,200	Year End Roll	12/18/2019
2019	101	FV	255,300	0	7,500.	445,100	700,400	700,400	Year End Roll	1/3/2019
2018	101	FV	252,500	0	7,500.	341,900	594,400	594,400	Year End Roll	12/20/2017
2017	101	FV	252,500	0	7,500.	322,500	575,000	575,000	Year End Roll	1/3/2017
2016	101	FV	252,500	0	7,500.	296,700	549,200	549,200	Year End	1/4/2016
2015	101	FV	238,500	0	7,500.	277,400	515,900	515,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:19:25

LAST REV

Date	Time
11/06/20	10:33:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13580

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURAKOFF ROBERT	75834-187	1	10/7/2020	Convenience	1	No	No		
	20032-75		8/1/1989		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	116582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2018	446	Redo Kit	4,850	C				
8/26/2002	711	Wood Dec	5,000	O		G4	GR FY04	17X12 DECK/SLIDER
12/30/1996	665	Wood-Sto	1,600					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	345	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,500	Spl Credit	Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23352790
Const Adj.:	1.00188005
Adj $ / SQ:	166.839
Other Features:	82250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447678
Depreciation:	118187
Depreciated Total:	329491

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

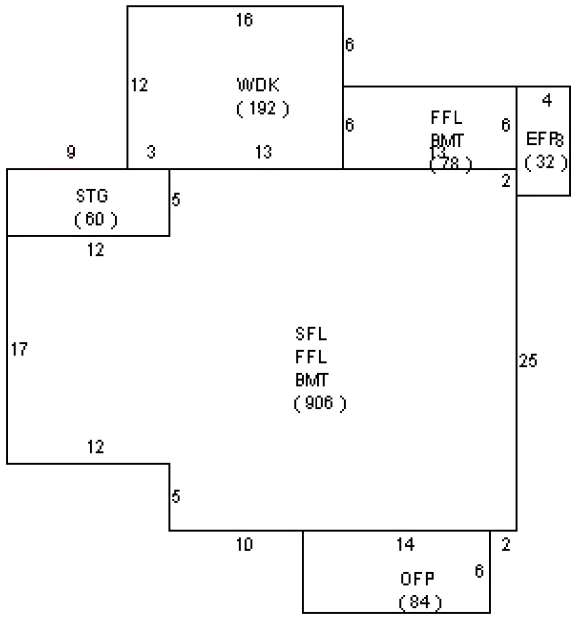
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.84
Special Features:	0	Val/Su Net:	104.57
Final Total:	329500	Val/Su SzAd	183.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	58.060	57,131
FFL	First Floor	984	166.840	164,170
SFL	Second Floor	815	166.840	136,041
WDK	Deck	192	11.230	2,156
OFP	Open Porch	84	36.210	3,042
STG	Storage	60	9.350	561
EFP	Enclos Porch	32	72.740	2,328
	Net Sketched Area:	3,151	Total:	365,429
Size Ad	1799.3999	Gross Area	3242	FinArea 2291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

174.0-0007-0011.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	